

179.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

751,900 / 751,900

751,900 / 751,900

751,900 / 751,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
220		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HUTYRA LUCY	
Owner 2: REEDER ROBERT J	
Owner 3:	

Street 1: 220 SYLVIA STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PUSARA VIDAK&HUSEINOVIC NEDZAN -

Owner 2: HUSEINOVIC ARMIN & NEDA -

Street 1: 220 SYLVIA STREET

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1974, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	363,400		388,500	751,900		121567
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	179.0-0004-0011.0		!14084!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	363,400	0	4,500.	388,500	751,900	751,900	Year End Roll	12/18/2019		
2019	101	FV	314,600	0	4,500.	383,000	697,600	697,600	Year End Roll	1/3/2019		
2018	101	FV	314,600	0	4,500.	294,100	608,700	608,700	Year End Roll	12/20/2017		
2017	101	FV	251,500	0	4,500.	277,500	529,000	529,000	Year End Roll	1/3/2017		
2016	101	FV	171,200	0	4,500.	255,300	426,500	426,500	Year End	1/4/2016		
2015	101	FV	174,400	0	4,500.	238,700	413,100	413,100	Year End Roll	12/11/2014		
2014	101	FV	174,400	0	4,500.	219,800	394,200	394,200	Year End Roll	12/16/2013		
2013	101	FV	174,400	0	4,500.	219,800	394,200	394,200		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	SALES INFORMATION	TAX DISTRICT
PUSARA VIDAK&HU	68647-243		12/22/2016		815,000	No	No					
LAVASH RAYMOND	62870-269		10/31/2013		461,000	No	No					
LAVASH RAYMOND	53370-130		8/11/2009	Family	99	No	No	N				
	12669-113		7/17/1974			No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/25/2017	612	Solar Pa	2,000	C					7/19/2018	MEAS&NOTICE	BS	Barbara S					
3/11/2016	270	Fireplac	1,400					install fireplace	3/6/2017	SQ Returned	MM	Mary M					
6/25/2015	799	Redo Kit	7,000		6/25/2015			Replace kitchen ca	1/5/2009	Measured	345	PATRIOT					
									12/21/1999	Meas/Inspect	264	PATRIOT					
									12/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION

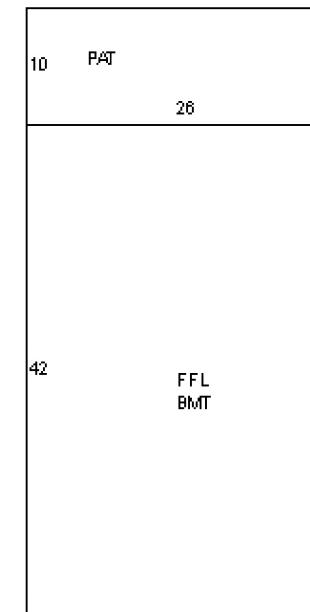
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Very Good

COMMENTS

Kitchenette in BSMT (sink,Fridge, cabs).

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1974
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1988	0.00	T	24.8	101						

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRS: 4 Baths: 3 HB	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.6	%
Functional:			
Economic:			
Special:			
Override:			
Total:	9.6	%	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	128.237
Other Features:	138628
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401979
Depreciation:	38590
Depreciated Total:	363389

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

PARCEL ID

179.0-0004-0011.0

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	112.050	122,356
FFL	First Floor	1,092	128.240	140,035
PAT	Patio	260	3.690	960

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,092	112.050	122,356	
FFL	First Floor	1,092	128.240	140,035	
PAT	Patio	260	3.690	960	

Net Sketched Area:	2,444	Total:			
Size Ad	1092	Gross Are	2964	FinArea	2075

IMAGE

AssessPro Patriot Properties, Inc